

CITY OF
HAYWARD
HEART OF THE BAY

Ace Self Storage
June 26, 2014
Planning Commission Meeting

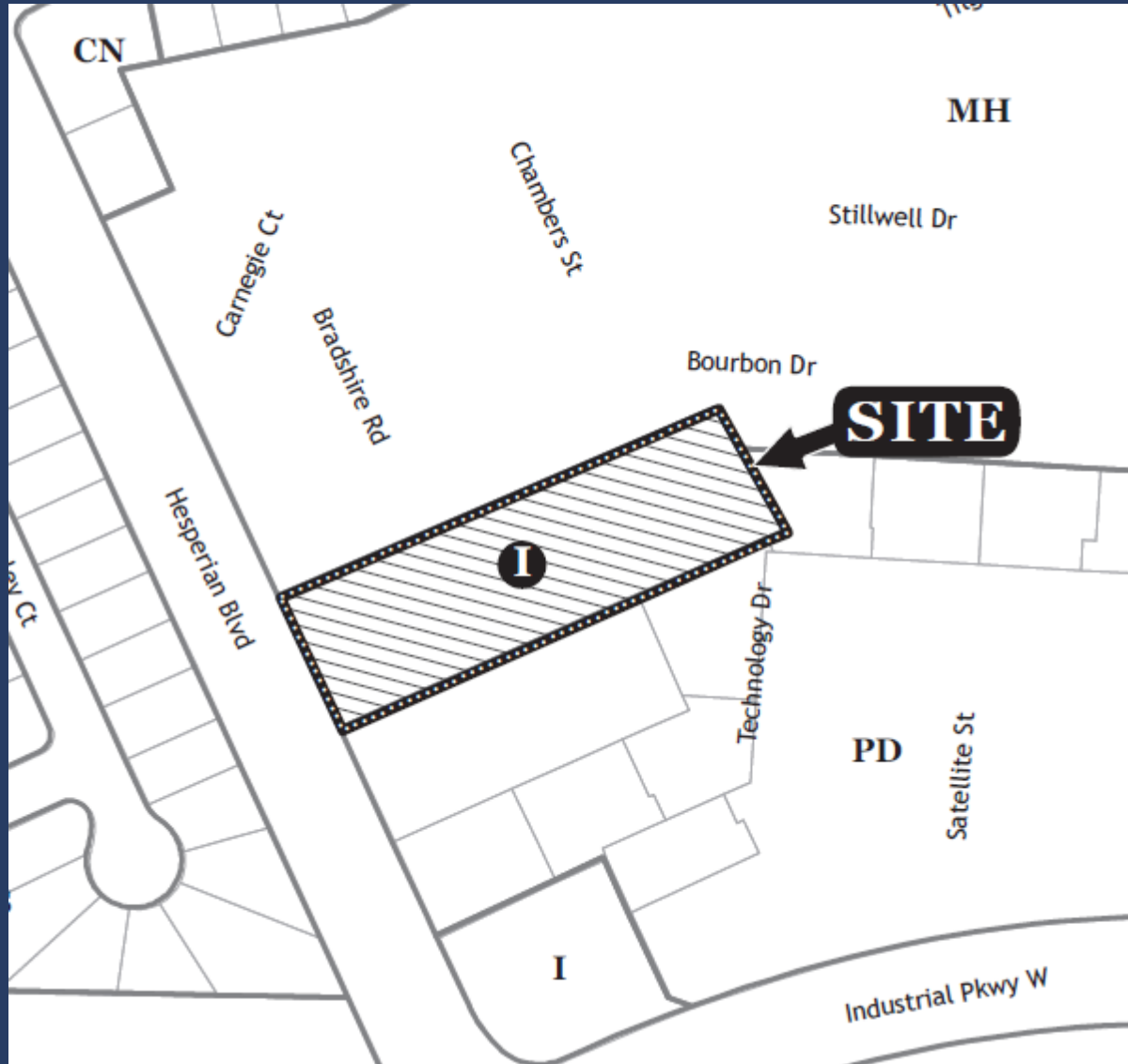
Donna M. Kenney, AICP MCRP, Associate Planner

Planning Division

Development Services Department



Ace Self Storage



HAYWARD



Ace Self Storage

- *Aerial of Site*



- *Hesperian Driveway*



HAYWARD



03.04.14
02.25.14
02.04.14
11.27.13

13-260

NORTH

0' 20'

SCALE: 1" = 20'-0"



VALLI
ARCHITECTURAL
GROUP
12 JOURNEY, SUITE 270
ALISO VIEJO, CA 92656
PH: 949/349-1777
ariel@valliarch.com

1

PROPOSED PARKING	
OFFICE	5 SPACES
STORAGE	8 SPACES
<hr/>	
TOTAL PROVIDED PARKING	13 SPACES
PARKING TYPES	
DISABLED ACCESSIBLE	2 SPACES
FULL	10 SPACES
CLEAN AIR VEHICLE SPACE	1 SPACE



HAYWARD



Ace Self Storage



- FOAM CORNICE & TRIM
DUNN EDWARDS PAINT
DEW 316 'POWDERED'



- STUCCO FINISH- PRIMARY COLOR
DUNN EDWARDS PAINT
DE6142 'FLOATING FEATHER'



- STUCCO FINISH-ACCENT COLOR
DUNN EDWARDS PAINT
DE6145 'ROCKY RIDGE'



- SPLITFACE & PRECISION CMU
ANGELES BLOCK 'HARVEST'



- STONE VENEER
CORONADO LEDGERSTONE 'DAKOTA BROWN'



[illegible]

Diagram illustrating the exterior design of the ACE Self Storage building, showing various materials and finishes:

- 2"X4" FIRM CORING
- 1"X4" KALITE BLANK W/ BRONZE
- ANOD. ALUM. FRAME # 1" D. ROCESS
- STUCCO W/ SAND FINISH (COLOR #2)
- 4" FIRM 1"X4" ABOVE VENEER
- 2"X4" HIGH STONE VENEER
- FALSE ARCHED TOP
- BRONZE RECESS W/ SPINDLED, BLANK
- BRONZE ANOD. ALUM. FRAME

Architectural elevation drawing of a building facade. The drawing includes the following annotations:

- TO PARAPET**: Points to the top edge of the roofline.
- TO PLATE**: Points to the horizontal line separating the upper and lower sections of the facade.
- 2ND FLR**: Points to the second floor level.
- 1ST FLR**: Points to the first floor level.
- STRESS W/ SAND TRENCH COLOR OF POLISHED BRICK w/ RECESSED SPANDREL**: Points to the upper section of the facade.
- GLASS WINDOWS IN 3RD FLR. NECESS-TY**: Points to the arched window on the third floor.
- 3RD FLR CAN BE FIRST FLOOR**: Points to the third floor level.
- STRESS CONTROL JOINT-TYP**: Points to the vertical joint between the upper and lower sections of the facade.

ELEVATIONS



VALLI
ARCHITECTURAL
GROUP

12 JOURNEY, SUITE 270
ALSO VIEJO, CA. 92656

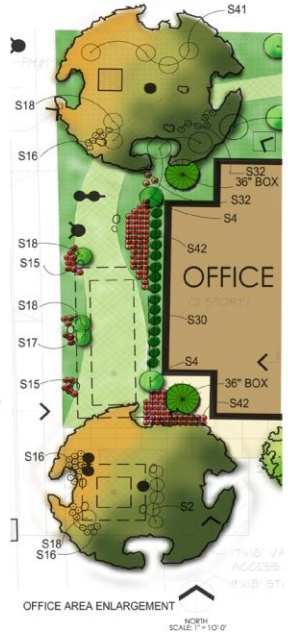
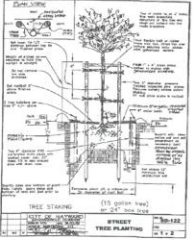
PH: 949/349-1777
office@valliarch.com

4






Ace Self Storage

Appraised Value of Trees to be Removed					
Tree ID	Species	Appraised Value	Tree ID	Species	Appraised Value
A	Incense cedar (<i>Calocedrus decurrens</i>)	\$1,045	G	Coast redwood (<i>Sequoia sempervirens</i>)	\$927
B	Incense cedar (<i>Calocedrus decurrens</i>)	\$52	H	Southern magnolia (<i>Magnolia grandiflora</i>)	\$100
C	Incense cedar (<i>Calocedrus decurrens</i>)	\$338	I	Italian buckthorn (<i>Rhamnus alaternus</i>)	\$21
D	Incense cedar (<i>Calocedrus decurrens</i>)	\$222	J	Drosera australis (<i>Cardamine australis</i>)	\$20
E	Incense cedar (<i>Calocedrus decurrens</i>)	\$2,398	K	Mexican fan palm (<i>Washingtonia robusta</i>)	\$375
F	Ash (<i>Fraxinus</i> sp.)	\$109	L	Ash (<i>Fraxinus</i> sp.)	\$122

REPLACEMENT TREE COST ESTIMATE:
2" DBH TREE @ \$800.00 EACH \$1,600.00
3" DBH TREE @ \$1,000.00 EACH \$3,000.00
TOTAL REPLACEMENT TREE COST ESTIMATE: \$4,600.00



LANDSCAPE LEGEND

TREES	SIZE	BOTANICAL NAME
	48" BOX	CLEA EUROPEA SWAN HILL THREE TRUNK
	24" BOX	CUPRESSUS SEMPERVIRENS GLAUCA UNLESS NOTED OTHERWISE
	24" BOX	ARBUTUS X MARINA
	24" BOX	MELALEUCA STYMPHOIDES
	24" BOX	RHAPHOLEPS I MAJESTIC BEAUTY TREE ST

COMMON NAME	WATER USE
FRUITLESS OLIVE	LOW
BLUE ITALIAN CYPRESS	LOW
MARINA STRAWBERRY TREE	LOW
BLACK TEA TREE	LOW
INDIAN HAWTHORNE	MOD.

SHRUBS			
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
81	15 GAL	LEUCOPHYLLUM C. TENDER CLOUD	THUNDER CLOUD-SAGE
82	15 GAL	LEUCOPHYLLUM T. SCOPARIUM CANNON	GRANITE SPIRE
83	15 GAL	LEUCOPHYLLUM T. CHESTNUT	MAUI CHESTNUT
84	15 GAL	PHORBEA TENAX PLANT BLACK	BLACK PLANT BLACK FLAX
818	15 GAL	ECHEVERIA ABBICATA	BLUE ROSE ECHEVERIA
819	15 GAL	ALOE HYBRID CHRISTMAS CAROL	CHRISTMAS CAROL ALOE
820	15 GAL	ALOE DUCHESNEI TULSA DESERT ROSE	DESERT ROSE TULSA PLANT
821	15 GAL	ALOE BRATISLAVA CALAMAR	CALAMAR SQUID ALOE
836	15 GAL	ROSEBUD D. SENNA SENNA	SENNA WHEATBERRY BAMBOO
837	15 GAL	ROSEBUD D. BAMBINO	BAMBINO WHEATBERRY BAMBOO
838	15 GAL	NANDINA D. HUNTINGTON CARPET	CARPET NANDINA
839	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
840	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
841	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
842	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
843	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
844	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
845	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
846	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
847	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
848	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
849	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
850	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
851	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
852	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
853	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
854	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
855	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
856	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
857	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
858	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
859	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
860	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
861	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
862	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
863	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
864	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
865	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
866	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
867	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
868	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
869	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
870	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
871	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
872	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
873	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
874	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
875	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
876	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
877	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
878	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
879	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
880	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
881	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
882	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
883	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
884	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
885	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
886	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
887	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
888	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
889	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
890	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
891	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
892	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
893	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
894	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
895	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
896	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
897	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
898	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
899	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA
900	15 GAL	ROSEBUD D. SENNA SENNA	ROSEBUD SENNA

TREE PLANTING NOTE:
1. ALL TREES SHALL BE PLANTED AT A MINIMUM FIVE FEET AWAY FROM ANY UNDERGROUND UTILITIES, A

SOIL TREATMENT NOTE:
1. C/T TREATMENT SHALL BE IN COMPLIANCE WITH THE RECOMMENDED SOIL MIX OF SANDY LOAM WITH
MIN. PENETRATION RATE OF 5 INCHES PER HOUR. A LABORATORY SOIL ANALYSIS SHALL BE PROVIDED PRIOR
TO INSTALLATION.
IRRIGATION DESIGN & WATER CONSERVATION STATEMENT
1. IRRIGATION DESIGN & WATER CONSERVATION STATEMENT SHALL BE PROVIDED BY THE EXTENSIVE
USE OF LOW WATER USE PLANTS AND BY USING DROPPY, AUBURN, OR AGRICULTURAL IRRIGATION TECHNOLOGIES.
SHUT OFF UNLESS IRRIGATION OF PLANTS SHALL BE ACCORDING TO THEIR WATER USE REQUIREMENTS WITH RESPECT
TO SOIL AND CLIMATE SPECIFIC. IRRIGATION DESIGN SHALL MEET ALL CITY CODES AND REQUIREMENTS.
2. SOIL TREATMENT AREA SHALL BE IRRIGATED WITH MATCHED PRECIPITATION NOTATION OR MATCHED
PRECIPITATION PRECISION OVERHEAD SPRINKLER SYSTEM ON A SEPARATE VALVE.

HYDRO ZONES
LOW WATER USE = 9,263 SQ.FT.
MODERATE WATER USE = 4,707 SQ.FT.
HIGH WATER USE = 1,340 SQ.FT. (LESS THAN 25% OF LANDSCAPE)
TOTAL LANDSCAPE AREA = 15,280 SQ.FT.

ACE YOUR STORAGE PLACE
HESPERIAN BLVD. HAYWARD, CA

PRELIMINARY LANDSCAPE PLAN

1500 S CHICAGO AVE. PH. 782.787.4941
CARL BRAD, CA 94504 | carl@landperspective.net
REV. 3/28/2014 13:240 SCALE: 1" = 32' 0"

VALLI L1
ARCHITECTURAL
GROUP
12 JOHNSON AVE. SUITE 210
ALISO VIEJO, CA 92556
TEL: 949.344.1777
info@vallil1.com



Ace Self Storage

STREETWORKS

STREETWORKS is a software application that allows the user to create and edit street layouts, including sidewalks, curbs, and streetlights. It is designed to be used in conjunction with AutoCAD and is available for both Windows and Macintosh.

STREETWORKS Features:

- Create and edit street layouts
- Add and remove streetlights
- Add and remove sidewalks
- Add and remove curbs
- Add and remove street names
- Add and remove street numbers
- Add and remove street signs
- Add and remove street furniture
- Add and remove street trees
- Add and remove street landscaping

STREETWORKS Installation:

STREETWORKS is installed on the user's computer. The user must have AutoCAD installed on their computer in order to use STREETWORKS.

STREETWORKS Support:

STREETWORKS is supported by the Streetworks team. The user can contact the Streetworks team for support at any time.

COOPER Lighting

Photometric Analysis

COOPER Lighting is a software application that allows the user to create and edit photometric analysis. It is designed to be used in conjunction with AutoCAD and is available for both Windows and Macintosh.

COOPER Lighting Features:

- Create and edit photometric analysis
- Add and remove streetlights
- Add and remove street names
- Add and remove street numbers
- Add and remove street signs
- Add and remove street furniture
- Add and remove street trees
- Add and remove street landscaping

COOPER Lighting Installation:

COOPER Lighting is installed on the user's computer. The user must have AutoCAD installed on their computer in order to use COOPER Lighting.

COOPER Lighting Support:

COOPER Lighting is supported by the Cooper Lighting team. The user can contact the Cooper Lighting team for support at any time.

APPLICANT
BB COMPANY
10035 PROSPECT AVENUE
SANTEE, CA 92071
CONTACT: BRAD BAILEY

APPLICANT'S AGENT
VALLI ARCHITECTURAL GROUP
12 JOURNEY, SUITE 270
ALISO VIEJO, CA 92656
CONTACT: ARIEL VALLI
PHONE: 949/349-1777 EXT. 116
E-MAIL: ARIEL@VALLIARCH.COM

CIVIL ENGINEER
MILANI & ASSOCIATES
P.O. BOX 5968
CONCORD, CA 94524
CONTACT: MIKE MILANI
PHONE: 925/474-9082
E-MAIL: MMILANI@MILANI-ENG.COM

PROJECT DATA

ADDRESS: 28410 HESPERIAN BLVD.

SITE AREA	76,426 SQ. FT. (1,759 AC.)
EXISTO USE:	VACANT
ZONE:	I - INDUSTRIAL DISTRICT
MAX. F.A.R.:	NONE
MAX. LOT COVERAGE:	38,160 SQ. FT. (49.88%)
EXIST. LOT COVERAGE:	0 SQ. FT.
PROPOSED LOT COVERAGE:	38,160 SQ. FT. (49.88%)
LANDSCAPED AREA:	16,622 SQ. FT. (21.73%)
HANDSCAPED AREA:	21,844 SQ. FT. (28.57%)

PROPOSED BUILDING AREA

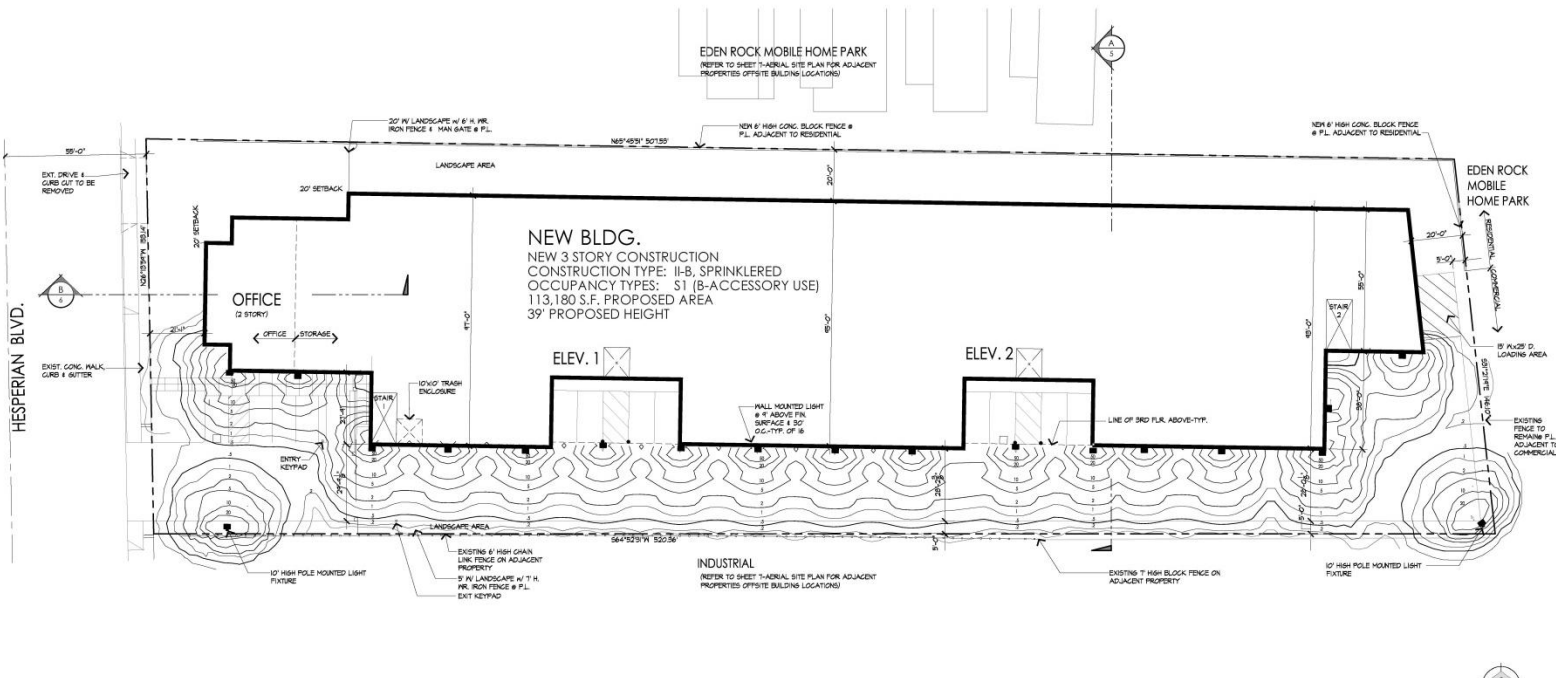
FIRST FLOOR TOTAL:	38,160 SQ. FT.
OFFICE:	1,800 SQ. FT.
SELF STORAGE:	36,360 SQ. FT.
SECOND FLOOR TOTAL:	36,360 SQ. FT.
THIRD FLOOR TOTAL:	38,310 SQ. FT.
TOTAL STORAGE:	110,830 SQ. FT.
TOTAL BUILDING:	112,730 SQ. FT.

PROPOSED PARKING:

OFFICE:	5 SPACES
STORAGE:	8 SPACES
TOTAL PROVIDED PARKING:	13 SPACES

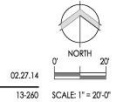
PARKING TYPES:

DISABLED ACCESSIBLE:	2 SPACES
FULL:	10 SPACES
CLEAN AIR VEHICLE SPACE:	1 SPACE



ACE YOUR STORAGE PLACE
HESPERIAN BLVD. HAYWARD, CA

CONCEPTUAL SITE LIGHTING PLAN



VALLI ARCHITECTURAL GROUP
12 JOURNEY, SUITE 270
ALISO VIEJO, CA 92656
PH: 949/349-1777
info@valliarch.com



RECOMMENDATION

- Find the proposed project Categorical Exempt from environmental review in accordance with CEQA Guidelines; and
- Approve the Conditional Use Permit subject to the Findings and Conditions of Approval.

